

# **City of Gahanna**

*200 South Hamilton Road  
Gahanna, Ohio 43230*



## **Meeting Minutes**

**Wednesday, January 13, 2010**

**Commission may caucus prior to Regular Meeting**

**7:00 PM**

**City Hall**

## **Planning Commission**

*David K. Andrews*

*Anthony Penn*

*Jennifer Price*

*Kristin Rosan*

*Donald R. Shepherd*

*David B. Thom*

*Robert Westwood*

*Stacey L. Bashore, Deputy Clerk of Council*

**IT IS THE RESPONSIBILITY OF THE APPLICANT TO HAVE A COURT REPORTER PRESENT, AT THE APPLICANT'S EXPENSE, IF THEY WISH TO HAVE A VERBATIM TRANSCRIPT OF THE MEETING. COUNCIL OFFICE SHOULD BE ADVISED IN ADVANCE IF A COURT REPORTER IS GOING TO BE PRESENT.**

**A. CALL MEETING TO ORDER/ROLL CALL.**

Gahanna Planning Commission met in Regular Session in the Council Chambers of City Hall, 200 S. Hamilton Road, Gahanna, Ohio, on Wednesday, January 13, 2010. The agenda for this meeting was published on January 7, 2010. Chair David K. Andrews called the meeting to order at 7:02 p.m.

**Members Present:** Anthony L. Penn, David K. Andrews, Jennifer T. Price, Kristin E. Rosan, David B. Thom, Donald R. Shepherd and Robert C. Westwood

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**B. ADDITIONS OR CORRECTIONS TO THE AGENDA.**

A motion was made by Thom, seconded by Rosan, that DR-0001-2010 be added to the agenda. The motion carried by the following vote:

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|-----|---|--|
| Yes | 7 | Penn, Chair Andrews, Price, Rosan, Thom, Shepherd and Westwood |
|-----|---|--|

**C. APPROVAL OF MINUTES: December 16, 2009**

A motion was made by Rosan, seconded by Price, to approve the Minutes of the December 16, 2009 meeting. The motion carried by the following vote:

|     |   |  |
|-----|---|--|
| Yes | 7 | Penn, Chair Andrews, Price, Rosan, Thom, Shepherd and Westwood |
|-----|---|--|

**D. HEARING OF VISITORS - ITEMS NOT ON AGENDA.**

None.

**E. APPLICATIONS:**

**Z-0010-2009**

To consider a Zoning application to zone 1.422 + .851 acres located at 1105 Beecher Crossing North; current zoning L-SO (Limited Overlay, Suburban Office), requested zoning L-AR (Limited Overlay, Multi-Family Residential); Melissa's House Foundation, Elaine Goldberg, applicant. (Advertised in the RFE on 11/19/2009 and 11/26/2009)

Huffman stated applicant has requested a postponement of all 3 applications; have another resident meeting scheduled for Sunday, January 17th at City Hall at 3:00 p.m.; will be additional changes based on that meeting; request that the Planning Commission postpone until the February 10th regular meeting

Chair opened the public hearing at 7:07

George Mrus, 1217 Sanctuary Place stated he feels this opportunity is important; mental illness is one of the last societal stigmas; can be taboo; everyone has been touched by some form of mental illness; it is incumbent upon society to provide a new chapter in quality of care for these individuals as well as their families; we believe in Melissa's House; an issue that is close to us given our family history; quality of care is where society should take the next step; touches every family; Community Housing Network is the perfect partner; they have a diligent screening process for applicants; setting the

stage for other developments; developing a good neighbor agreement to help overcome fears; we are committed to working with Melissa's House Foundation to help everyone overcome fears and answer any questions with regard to this project; should make it an inclusive part of the community.

**Postponed to Date Certain to Planning Commission**

**V-0003-2009**

To consider a variance application to vary Section 1163.02(a) of the codified ordinances of the City of Gahanna; to allow a reduction in the parking requirement and to vary Section 1167.15(b) to allow a variance for the parking setback; by Elaine Goldberg, applicant. (Advertised in RFE 11/26/09)

**Postponed to Date Certain to Planning Commission**

**PL-0001-2009**

To make a recommendation to Council for park land dedication requirement; for development of property located at 1105 Beecher Crossing North; Melissa's House by Pizzuri Companies, applicant

**Postponed to Date Certain to Planning Commission**

**F. UNFINISHED BUSINESS:**

**G. NEW BUSINESS:**

**DR-0001-2010**

To consider a Certificate of Appropriateness for Building Design for the Patio and Lighting; for property located at 64 Granville Street, J. Gumbo's; by Brandon Salamone, applicant.

Huffman stated the application is as stated by chair; this is a new restaurant option moving into former Panera space; corner of Granville and Mill Street; showed building as it exists today; larger picture shows proposed color of awnings and signage; what they are proposing wraps around to main entrance; proposing the logo to go above the door; the goose neck lamps will be painted silver; proposing to remove the wooden slats on current patio; based on height; will mirror what Gahanna Grill did with a wall that would bring the height up to required building height.

Brandon Salamone, 1077 Say Avenue, Columbus; stated he would love to answer any questions; appreciate the agenda being changed so we can get ramped up sooner; excited to become a part of your community and Olde Town Gahanna Business District. Thom asked if the roof over the patio would be coming down since the fence is coming down. Salamone stated the lattice work over the patio will be coming down, but not the support structure. Price asked the applicant to provide the specific pantone colors to Zoning so that it could be kept in the file; that way if anything needs a touch up we will have the color. Salamone stated that we are deciding between two different shades of red and once we decide we will provide the color. Penn asked how many parking spaces there were. Salamone stated there are 36; a few are used by the businesses upstairs; there has some leniency to allow some of the other businesses to park there; we will make sure that we try to step up our presence because we can't afford to lose parking spaces. Shepherd asked if in the past Planning Commission has asked that patio umbrellas be solid color. Gard stated the only one that we required that of was Sky Box. Salamone stated the umbrellas will be predominately red with every lip having the classic white Coca Cola script; will be relatively minimal; will only be specifically on the patio umbrellas. Thom asked what the target date was for opening. Salamone stated he hoped the first week in February, but will more likely be the 2nd or 3rd week of February. Shepherd stated there is a bush that blocks the left hand lanes ability to see when turning; is there any way to have that trimmed back. Gard stated if it is a site line issue we can order it trimmed. Salamone stated he would speak with the landlord as well about the bush. Andrews stated we would like to have more time to look over applications instead of rushing it through to get it done.

Leah Evans, City of Gahanna Economic Development stated we have been working with the applicant since September; he has been very determined; lost original partners and has been pressing to replace investors; lost financing, but really has tried to keep this project on track; had a situation in re-negotiating with landlord; we respect the time of the Commission; sorry about pressing this forward; have been working on it for over a year; space has been vacant almost 2 years; adds something more family oriented . Rosan stated she appreciated this being pushed through; would hate to see Gahanna lose a business over waiting; thank you for choosing Gahanna.

**A motion was made by Rosan, seconded by Penn, that this matter be Approved. The motion carried by the following vote:**

**Yes            7        Penn, Chair Andrews, Price, Rosan, Thom, Shepherd and Westwood**

## **H.        COMMITTEE REPORTS:**

### **Olde Gahanna Visioning Committee**

Rosan stated there would be a meeting tomorrow at 5:30 p.m. but she would not be able to attend. Westwood volunteered to cover the meeting. Rosan stated the meeting would be to look at photos taken from various communities with the intent to help narrow down what committee members see as good and bad design standards.

### **Hamilton Road Corridor Plan**

Westwood stated we have a meeting on the 21st of January.

## **I.        OFFICIAL REPORTS:**

### **City Attorney.**

No Comment

### **City Engineer.**

No Comment

### **Department of Development.**

Huffman stated that the Olde Gahanna Vision Plan Phase II is winding down in regards to the number of meetings; will be coming forward with a draft of what is being proposed; will be reviewed prior to it coming in front of this body; with the Hamilton corridor plan we are looking at the southern boundary all the way to Clark State area; will be some traffic changes on Hamilton Road and Granville; new developments coming in with school; bringing together large property owners to assist with development of Hamilton Road plan; make sure we have tools in place when economy starts picking up.

### **Chair.**

No Comment

## **J.        CORRESPONDENCE AND ACTIONS.**

None.

## **K.        POLL MEMBERS FOR COMMENT.**

No Comments

**L. ADJOURNMENT.**

Motion by Westwood; 7:27 p.m.

**M. POSTPONED APPLICATIONS:**

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**Stacey Bashore**  
**Deputy Clerk of Council**

*APPROVED by the Planning Commission, this*  
*day of 2010.*

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**Chair Signature**